four, by and between Levi Baltsell. Mary f. Baltsell, his wife, and Noah Baltsell of Frederick County, in the State of Maryland, to Warner T. Grimes, of the County and State aforesaid. whereas the said Levi Baltsell and Mary Baltsell his wife, and Noah Baltsell, are indebted unto the said Warner T, Grimes, in the just sum of Sixteen hundred dollars, current money, and for which they made and passed to the said Warner T. Grimes their promisory note of even; date herewith, for the sum of Sixteen Hundred Dellars, payable two years from date with legal interest, the above menticed note being made payable to the Order of Warner T. Grimes.

And whereas it was a condition precedent to the acceptance of said promissory note, that this mortgage should be executed, in Order to secure the payment of the said sum of Sixteen Hunddred, Dollars, and interest; according to the tenor of said Promissory note, when and as the same shall meture, Now this Mortgage Witnesseth, that in consideration of the praises and of One dollar, the said Levi Baltsell Mary P. Baltsell and Noch Baltsell, do grant and convey unto the said Warner T, Grimes, his beirs and assigns all the following pieces or parcels of land, situated lying and being in creageratown District, Frederick County, State of Maryland, containing in the aggregate one Hundred acres of land more or less, being parts of lan d called "Fountain Low", Beginning to include the parcels hereby intended to be conveyed, at the Original beginning, of Snowdens resurvey, and running with John firms land, in an easterly Course to the public road, from Graceham, to greagerstown m, and with it to the Original outline, thence with the land conveyed, thence with land conveyed by Warner T. Grimes, to John W, Shaw. North eighty seven degrees west sixty nine andtone half perches to intersect Snowdens, Resurvey, at a cherry tree, and with it South eighteen degrees East Twenty four perches south seventeen and one half degrees, west, thirty four perches, to the road leading from or to, Mechabicstown and with it north forty eight and half, degrees, west; One hundred and two enty nine perches thence with crums land, North thirty three degrees, east the hund dred and twenty two perches to the beginning, being the same parts of tracts or par bels of land, conveyed to or by Augustus M. Geesey and wife to lewis Baltzell and Boah Baltzell, by deed bearing date the fifth day of April 4,0, eighteen Hundred and eighty One, and recorded in Liber A.F.No.4.folio 573, 7c., one of the land records of Frederick County, aforessid, together with the buildings and improvements thereon, and the rights, roads, ways, waters. privileges; appurtenances and advantages thereto belonging or in any wise appertaining, to have and to hold the aforesaid percel of ground and premises, unto and to the proper use and benefit of the said mortgagee his heirs and assigns forever, Pravided that if the said Levi Baltsbll and Mary F. Baltzell his wife, and Noah Baltzell their heirs. personal representaves and assigns shall punctually pay to the said Mortgagees his personally rep resentatives and assigns the aforesaid principal sum, of money and interest to ace tue thereon according to the tenor of said promissory note hereinbefore recited an Shall perform all the covenants herein on their part to be performed, then this Mortgage to be void, and it is agreed that until default be made in the premises, then the said mortgagee shall possess the aforesaid property upon paying in the mean time all taxes and assessments public dues and Charges of every kind levied or to be levied, orassessed on said property hereby mortgaged, and in the Mortgage ged debt and interest, hereby intended to be secured which taxes, assessments, pub lic dues, charges, mortgaged debt and interest, the said Mortgagors for themsetves their heirs personal representatives and assigns do herby covenant to pay when legally demandable, but if default be made in the payment of said money or the int drest thereon, to accrue, or any part of either of them, at the time limited for the payment of the same, or in any agreement or covenant or condition of this Nortgage, then the atire mortgage debt shall be deemed due and demandable, and it is . Shall be lawful for the said mortgagee his personal representatives and assigns at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the said property to the pu robaser or purchasers thereof, his her or their heirs or assigns, and which sale